

The Prosperity of the South

Brought about by Cotton at and above 10 cents a pound, improved methods of farming, producing better results from the soil, diversity of industries springing up, and, most important of all, the organization of the Cotton Growers Association. The speeches of Presidents Jordan and Smith are doing wonders. Still our farmers need more confidence and union of purpose, for it is wonderful the lever they hold if they only realized it and would pull together. They could soon show the remainder of the world what they can do. Instead of country gone to town it would be town gone to country asking the farmers what they will take for their produce. The producers are the ones that should be the most prosperous, which would also aid the consumers as well. The bankers and most other capitalists are ready to assist the farmers in demanding a fair price for their Cotton. The Cotton traders make as much or more money when it is high than they do when it is low and hard to sell. Let us not only strive for prosperity in finance, but let us strive for prosperity in principle and character. Try to influence people to make their words as good as their bonds all over the universe. Then we will have confidence, which we must have before prosperity can be genuine. Counterfeit people and counterfeit money only pass where they are not known.

Creek place, adjoining the above, 3 plows, 3 houses, bottoms, pasture and meadows, fairly level, loan. Price per acre..... \$12.50

No. 230-238 acres, Lowry Fishing Creek place, opposite side of the creek from 2 places above, 6 plows and room for 9, level, 6 houses, bottoms, pasture and meadows. Per acre..... \$15

No. 220-186 acres, 3 miles east Guthrieville, 60 cultivated, 80 timber, 2 settlements, barn, crib, cotton house, well, spring, branch and creek, sandy and blackjacks, lies rolling. Price per acre..... \$11

No. 231-162 acres, 1 mile Hickory, 70 cultivated, 15 timber, gray and red soil, rolling, 3 settlements, 2-story barn, small pasture, springs, branches and creek, 14 acres bottoms, no overflows. Per acre..... \$12.50

No. 235-145 acres near Bandanna, 90 cultivated, 40 timber, orchard, 8-room dwelling, barn, pasture, 2 settlements, cribs, cow barns, lumber house, wells, 2 branches, 2 springs, church and school, sandy, rolling. Per acre..... \$16

No. 236-88 acres, near Smyrna, 70 cultivated, 10 timber, 30 in woods, rolling, spring and 2 branches, red soil, 1,000 cords wood on place. Per acre..... \$8

No. 247-41 acres in corporate limits of Hickory, 25 cultivated, 25 timber, orchard, rolling, 2-story 5-room dwelling, barn, pasture, on both sides of railroad, good site for cotton mill, 3 springs and two branches..... \$1,200

No. 247-316 acres 2 1/2 miles Catawba, church and school, 140 cultivated, 75 timber, sandy and red, orchard, rolling, 6-room dwelling, other improvements, 40 acres river bottoms, not subject to overflow, well, 2 branches and creek. Per acre..... \$12.50

No. 254-100 acres 11 miles north of Rock Hill, church and school, 50 cultivated, 25 timber, sandy and red, 450 fruit trees, well, 5-room dwelling, barn, all under fence but 30 acres, necessary outbuildings, fine bottom, 2 springs, branch and Allison creek, rolling and level..... \$1,500

No. 258-591 acres on Broad river, near Hickory, 12-house farm cultivated, church and school, mixed soil, 2-acre orchard, rolling, 8 settlements, large barn, pasture, 125 acres bottoms, branches and numerous springs; will exchange for city property, or sell in smaller tracts. Per acre..... \$15

No. 276-45 acres, 1 1/2 miles Yorkville, churches and schools, 45 cultivated, 20 timber, red and black soil, 2-acre orchard, partly level, 3 settlements, 3, 4 and 5 rooms; cotton house, barn, pasture, 2 springs and 2 branches. Per acre..... \$20

No. 280-140 acres 5 miles southeast Fort Mill, church and school, public road, 50 cultivated, 60 timber, clay soil, rolling, tenant houses, barn, cotton house, spring, well and creek. Price..... \$1,500

No. 402-40 acres in S. W. suburbs of Yorkville, 3 houses, excellent orchard, spring and 2 branches, some woods. Splendid location for residence. Price..... \$1,250

No. 422-104 1/2 acres 9 miles east of Rock Hill, church and school, 50 cultivated, 10 timber, red and sandy soil, orchard, rolling, 3-room house, barn, pasture and meadow, tenant house, well, springs and branch. Per acre..... \$10

No. 467-100 acres, 2 miles Hickory, churches and schools, 2 miles, 75 in timber, red soil, rolling, small house, near railroad, good water. Price..... \$1,100

No. 474-150 acres, 6 miles south of Rock Hill, 3 miles Mt. Holly, Church, school, 1 mile, 80 cultivated, 70 timber, orchard, rolling, 4-room house, barn, cotton house and crib, 50 acres fine bottoms, well, branch and creek. Per acre..... \$15

No. 484-604 acres 2 1/2 miles north of Rock Hill, church and school, 374 cultivated, 10 timber, red and sandy soil, mostly level, 48 acres under fence. Good bottoms, spring and creek. Price..... \$27

The R. G. Garrison farm, 2 1/2 miles north Rock Hill, 1 1/2 port on railroad and public road, sandy soil with clay bottom, 35 acres in woods. Dwellings and other improvements. Splendid location. Near Ebenezer church. One of the most desirable. Price of whole..... \$150

No. 513-245 acres, 5 miles Lawrence, in Cleveland and Lincoln Counties, Church and school, 4 miles, 50 cultivated, 20 timber, 2-story dwelling, 2-story barn, good outbuildings, on public road, 40 acres fine bottoms, 2 branches; rich in monazite ore, some mica, creek with fine shoal. Price..... \$7,500

No. 516-260 acres in Cleveland County, 4 miles Shelby, 40 timber, 20 acres of bottoms, 3-acre orchard, rolling, 6-room dwelling, 2-story barn, good outbuildings, pasture, well, 4 springs and 3 streams, on Shelby and Newton public road..... \$8,000

No. 527-21 acres 1 1/2 miles of Patterson, Cleveland County, 18 cultivated, sandy soil, rolling, small house, well and branch, good land, will produce about a bale of cotton per acre..... \$500

No. 528-119 acres 3 miles Greener, Cleveland County, church and school, 60 cultivated, 25 timber, red soil, orchard, rolling, 5-room house, barn, 2 tenant houses, tobacco barn, 2 streams and 3 springs..... \$15 acre

No. 529-196 acres 1 1/2 miles Lawrence, Cleveland County, church and school, 80 cultivated, 116 timber, gray soil, level, small orchard, 4-room house, barn, 2 settlements, cribs and cotton houses, nicely timbered, will

North Carolina Property

Buncombe County
FARMS

No. 407-301 acres, 3 miles Biltmore, church and school, 24 cultivated, 6 in timber, clay soil, orchard, rolling, 1 settlement, barn, pasture, 2-story granary, springs, well, some farming implements..... \$2,200

Cleveland County
SHELBY CITY PROPERTY

No. 425-9-room dwelling, on 2-acre lot, Lafayette street, Shelby, orchard, well, wood and poultry houses, fine shade and shrubbery, garden..... \$2,550

No. 432-2 lots in Shelby; No. 1 in center of town, 1-acre lot, 2-story house, fine well; No. 2 near depot, 1-acre. Each..... \$150

No. 433-Lot 100x200, corner Marion and McBrayer streets, Shelby, population 3,000..... \$450

No. 436-4-room cottage, lot 30x100, Marion street, Shelby, brick, electric lights, store and printing office..... \$1,600

No. 437-9-room dwelling on 1-acre lot, Graham street, Shelby; orchard, well, barn, wood and milk houses, bath room, garden, shade..... \$2,800

No. 462-8-room dwelling, 300x200 Washington and Sumner streets, Shelby; some fine fruit, electric lights, well and spring, barn, brick dairy 12x16, 2 tenant houses, well at each, shade, garden..... \$2,750

No. 505-Lot fronting 148 feet on S. Lafayette street, by 348 feet deep, at Shelby; fine residence locality..... \$1,500

No. 508-6-room dwelling on lot 140 x225 fronting on Marion and Washington streets, Shelby; 2 blocks from Graded School; orchard, lies level, good well, barn, wood house, meat and buggy houses, magnificent oaks, gum and elm, nice flowers, 1-acre garden, all fenced; one of the most desirable locations in Shelby; full view of Blue Ridge..... \$3,000

No. 517-8-room dwelling on lot 285x157, Warren and Marion streets, Shelby, fine well, necessary outbuildings, natural oaks, garden. Beautiful home..... \$1,600

No. 527-2-story 11-room dwelling, on lot 320x500, Lafayette street, Shelby, N. C. Orchard, level, fine water, barn, 6-room cottage, crib, oak and maple shade, garden..... \$3,700

KING'S MOUNTAIN
No. 513-6-room dwelling, almost new, on acre lot, fronting Mountain street; 5-room dwelling, almost new, on Gold street, 1-acre lot, 2 vacant lots, 1-acre each; all choice property, in town of King's Mountain, 2,000 population; well and barn; necessary outbuildings..... \$1,750

NEWHOUSE
No. 507-Store house and lot, 1-acre, in town of Newhouse, Cleveland County. Fine stand for business..... \$150

FARMS
No. 451-215 acres 1 1/2 miles from Lattimore, Cleveland County; church and school, 130 cultivated, 65 timber, sandy soil, orchard, rolling and level, 2 houses, 3 and 4 rooms, barn; can be sold in tracts to suit purchasers; 15 acres good bottom, with some monazite, branches and springs..... \$4,750

No. 506-17, 1-16 acres just outside of corporate limits of Shelby; all cultivated, rolling, 3-room tenant house, barn, well, necessary outbuildings, on public road to Patterson Springs; can be cut up into desirable building lots. Price..... \$1,500

No. 514-74 acres 5 miles King's Mountain, on the Shelby and King's Mountain roads, churches and school, 2 miles, 30 cultivated, 30 timber, 2-acre orchard, rolling, 4-room dwelling, large barn, pasture, crib and smoke house, 4 branches, 4 springs; beautiful country home..... \$1,600

No. 515-245 acres, 5 miles Lawrence, in Cleveland and Lincoln Counties, Church and school, 4 miles, 50 cultivated, 20 timber, 2-story dwelling, 2-story barn, good outbuildings, pasture, well, 4 springs and 3 streams, on Shelby and Newton public road..... \$8,000

No. 527-21 acres 1 1/2 miles of Patterson, Cleveland County, 18 cultivated, sandy soil, rolling, small house, well and branch, good land, will produce about a bale of cotton per acre..... \$500

No. 528-119 acres 3 miles Greener, Cleveland County, church and school, 60 cultivated, 25 timber, red soil, orchard, rolling, 5-room house, barn, 2 tenant houses, tobacco barn, 2 streams and 3 springs..... \$15 acre

No. 529-196 acres 1 1/2 miles Lawrence, Cleveland County, church and school, 80 cultivated, 116 timber, gray soil, level, small orchard, 4-room house, barn, 2 settlements, cribs and cotton houses, nicely timbered, will

make good lumber, wells and springs. Price..... \$22 acre

No. 525-82 acres 3 1/2 miles of Shelby, Cleveland County, N. C., Churches and school, 60 cultivated, 10 timber, sandy soil, orchard, level, 3 and 4-room houses, barn, ginhouse, 2 wells, one branch. Very fine farm, susceptible of high state of cultivation. Per acre..... \$32

Rutherford County
RUTHERFORD CITY PROPERTY

No. 495-5 acres on Morganton St., Rutherford County, N. C., population 1,500, 2 dwellings, 4 and 5 rooms, good condition, spring and well of good water, small barn, rolling, good neighborhood..... \$1,000

No. 496-10-room dwelling on Main street, Rutherford County, N. C., fairly level, good condition, small barn, lot 52x165..... \$1,750

No. 510-5-room dwelling on acre lot, Green street, Rutherford County, 1500 population; orchard, fairly level, good well, barn, well house, cow stalls and meat house, good garden; in very desirable part of town..... \$600

No. 511-Vacant lot containing 2 acres, on Depot street, in eastern part of Rutherford County; mostly level, nice young oaks..... \$150

No. 520-3 lots each 25x113, Main street, Rutherford County, 1,350 population, just opposite court house in public square, very desirable, suitable for commercial buildings or hotel..... \$2,250

No. 522-8-room dwelling on acre lot north side of 7th street, Rutherford County, population 1,500, orchard, well and city water, barn, other outbuildings, all under fence, Aspen shade, garden..... \$3,200

No. 530-15-room Burnett Hotel, on acre lot, Main street, Rutherford County, 1,500 population, city water, barn, garden, most desirable lot in town, just opposite court house..... \$3,000

No. 531-Lot on Green street, Rutherford County, containing about 21 acres. Price..... \$200

FARMS
No. 497-17 acres in Rutherford County, 1 mile of Rutherford, 500 fruit trees, 7 acres cultivated, 10 timber, rolling, tenant house, 5-acre pasture, 4 springs..... \$350

No. 519-122 acres Rutherford County, 4 miles Forest City, church and school on farm, 60 cultivated, 100 timber, dark soil, orchard, level, 4-room dwelling, barn, 2 settlements, creek, well, 3 springs and 3 branches, very fertile..... \$3,500

No. 521-15 acres, Rutherford County, 3 miles Rutherford, church and school one mile, 100 timber, gray soil, orchard, rolling and hilly, 5-room house, barn, well timbered, 1 mile of railroad, springs and streams..... \$1,700

CITY PROPERTY
No. 280-7-room cottage, furnished, Wigginsville, N. C.; summer resort, 10 miles Wilmington, artesian well, kitchen, 2 bath rooms and servant house, cars by abutment, next door to Atlantic Club. For rent or sale. Price..... \$3,000

No. 289-2 building lots at Blowing Rock, N. C., 4,340 feet above sea level, each 100 by about 370 feet. For both..... \$500

No. 355-7-room dwelling on hill, hardwood finish, chestnut and maple grove, blue grass lawn, magnificent view of lake, barn with two stalls, carriage house, servant room, kitchen, large hall, all under wire fence, splendid summer home, on 1-acre lot at Blowing Rock, N. C..... \$1,100

No. 438-6-room dwelling on lot 105 x210, West street, Star, Montgomery County, population 500; stables, oaks, garden..... \$800

No. 439-4-room dwelling on lot 105 x210, West street, Star, Montgomery County..... \$800

No. 524-6 lots 60x350, Main and Trade Streets, Dallas, N. C., 2 blocks East of R. & W. R. R. Purchasers required to build not less than 3-room house on each lot within 6 months of date of sale. Each..... \$125

Georgia Property.
No. 457-400 acres, White County; 5 miles Cleveland, 9 miles Clarksville and 12 miles Cornelia; on Southern Railway; 4-horse farm open; nice 4-room residence, barn and other outbuildings, and storehouse; good stand for merchandise; 3 tenant houses (one new), fine for cotton, corn, grain and all kinds of fruit; 200 acres marginal forest; 40 acres of fine bottom land; never overflows; well watered by branches, creeks, springs and wells; orchard; black and red soil; diversified; four churches; 1 to 2 miles; good location for physician, paying practice, nearest one being 6 miles; good neighborhood; easy payments; Per acre, well stocked. Per acre..... \$5

No. 491-1,000 acres, 2 miles Black Mountain, McDowell County, churches and school 1 to 3 miles, nearly all timber, black loam soil, hilly, springs and creek. Land suited for stock raising, woodland offering good natural pasture, lies up to crest of the Blue Ridge and has excellent sites for summer cottages..... \$2,500

No. 493-27 acres, 11 miles Marion, McDowell County, churches and school, 2 acres cultivated, 10 timber, 40 fruit trees, hilly, tenant house, excellent spring, good for poultry, vegetables and fruit..... \$250

Mecklenburg County
FARMS
No. 285-250 acres, 9 miles Charlotte, N. C.; Steele Creek neighborhood, 150 cultivated, 75 timber, 6-room dwelling, barn, pasture, tenant house, well and branch, black soil, level, income 5,000 pounds cotton. Good neighborhood. Price..... \$5,000

Florida Property
No. 428-8-room dwelling on 1-acre lot, Church street and Oak avenue, Bartow, 2,000 population; electric lights, city water, small barn, all under fence, servant house, fine shade, Bermuda grass lawn..... \$1,500

No. 472-17 acres, 1 mile of Orange Lake, church and school 1 mile, dark sandy soil, some fruit, level, 6-room dwelling, eastern barn; will exchange. Price..... \$500

Tennessee Property.
No. 422-5,645 acres, 4 miles from Erwin, Unicoi County, nearly all in timber, oak, pine, hemlock and birch, fine hunting grounds, hilly, has abundant water power, very healthy. Per acre..... \$5

How to Transact Business Through This Office.

Reduce your wants, offerings and limits to writing and keep a copy. Verbal instructions are very uncertain and very unsatisfactory. Let everything go on file so it will be seen and not overlooked. We have too much to look after to promise to carry your business in our heads satisfactorily. If you want to buy make your selections and name our limits, whether the property is in our hands or not, it should make no difference to the buyer so we deliver the goods at or below the limit. Parties wanting to buy or sell should not go in competition with their own interests, or their broker, by talking about the property. If you want to hear to your broker, and use him as your Speaking Tube if you want to save time, trouble and money. Any specialist who practices a profession day in and day out can excel those with less experience; otherwise he goes out of business. It is easy to fool money away by getting impatient and making bad trades, thinking you can transact as good as an expert. Close deals at the proper time, same as welding the iron when the heat is right. It makes but little difference to this office whether it is the most or the least that will buy or sell property, so we get the deal through satisfactorily to parties interested, and it should make no difference to the buyer who the owner of the property is if we deliver the goods. Don't waste time asking too many questions. State your propositions and limits to buy, sell or exchange. We cannot accept your hand unless you offer it to us, much less your money, paper, or property.

Get our blanks for listing property to sell.

This office handles property and propositions by clients' description and limits; therefore don't wait to see us. Offers by wire or mail are much more satisfactory than verbal, more especially if a check is sent to prove sincerity. We often make transactions without seeing the parties or property in question. All transactions of this kind have proven satisfactory to date. All parties buying through this office are expected to put up at least ten per cent. of the purchase price to bind the obligation, buyer, seller and broker signing a written agreement and each holding a copy. Buyers have the privilege of having the land papers examined by experts before completing payments; when defects appear that can not be corrected the amount paid is promptly refunded by J. Edgar Poag, Broker.

We would advise all buyers to be very careful to see that all titles are correct before completing payments.

Why It Pays to Transact Business Through This Office.

First-We make a special study and practice of real-estate and trading.

Second-We are considered the most extensive advertisers of other people's property in the business.

Third-We are regarded as expert advisers and smooth traders for space, and can tell clients, neighbors and thousands of foreigners what they want to buy or sell while they are in passing it to a few verbally.

Fourth-We are game and not afraid to spend money to transact when our judgment tells us we are correct.

Fifth-Practice helps to make perfect, and the growth of our business shows plainly that we are the right people to lead in real-estate.

This office is conducted in the interest of land owners and seekers. It is for the purpose of giving information on real estate to those who have the information or think they do. It is not a law department, but will give legal points affecting real estate titles carefully consideration. If you own real estate and want to sell it, or don't own any but want to become an owner this office may tell you how. Look over our list carefully: "If you don't see what you want ask for it."

This office can be made more valuable and interesting if real estate owners will supply it with short communications or pertinent items pertaining to their property and others, as we are after pushing Real Estate to the mutual interest of the country and profession.

Some property owners appear to begrudge the real estate agent his commission, but if there is any man to earn a fee it is the legitimate land agent. It must be remembered that he spends his time in studying the country and large sums of money in advertising, and for this he is entitled to fair compensation. Let the lawyers and others have their dues also.

The agent brings the buyer and seller together. The buyer may be hundreds of miles from the seller, but the agent finds out the wants of both and finally brings them together. Is not such work worthy of reward?

Of late years trading has grown to be an important part of the land agent's business, and this feature is growing every year and it is destined to grow into still greater importance. You will save time, trouble and money by patronizing a live real-estate dealer.

Land Titles

Are often handled very carelessly-not abstracted by competent lawyers and not recorded. The Court House records are for the protection of property-holders and should be carefully observed, otherwise titles are liable to be imperfect. Not long since we had occasion to find a business man with several years' accumulation of titles on one piece of property, none of which had been recorded. A gentleman over 80 years old died without many of his land deeds being recorded. Such mismanagement causes future generations of buyers unlimited trouble.

The Legislatures should pass laws that every deed should describe the property conveyed therein by metes and bounds, courses and distances, before they could be entered of record. This would be helpful not only in the matter of investigating titles but also in preserving boundaries and settling disputes as to boundary lines.

Never buy land without having the title examined by some one entirely competent to pass judgment, even if you do get a warranty deed.

A quit-claim is as good as a warranty deed if the title of the grantor is good, and it is sometimes hard to make the grantor make good a defective title under his warranty, and generally takes a suit to do it. The moral to this is to be sure of the title before you make final payment and accept deed.

INVESTIGATE ABSTRACTS.

Many people have a wrong opinion of an abstract and think it a certificate of title, but such is not the case. An abstract is simply a certified statement as to all matters that are shown on the records affecting the title to the real estate in question. If there is a defect the abstract will show it, and it will show who the title is vested in.

PICTURES BEST OF ADVERTISEMENTS.

If you have extra nice property for sale, furnish a handsome cut to accompany the description.

The Way Poag "Cuts the Earth."

SOME RECENT SALES.

170 acres near Greeleyville, Williamsburg County, to E. B. Rhodus for F. H. Dearing, of Savannah, Ga. House and lot for J. C. Ott, Atty., at Gaffney, S. C.

116 acres 3 m. Lowell, N. C., for A. R. Anders, of Gastonia, N. C.

434 acres near White Oak, S. C., Fairfield County, to R. A. and T. G. Patrick for A. McA. Pittman, of Greenwood, S. C.

941 acres on Wateree Creek and River, Fairfield County, S. C., to Jno. W. Catheart, of Winnsboro, S. C., for Culp & Featherstone.

11 acres, with improvements, Locke property at Lesslies, S. C., to John H. Hayes.

125 acres near Wards, S. C., to J. P. Buzzard for D. H. Goble, of Columbia, S. C.

305 acres near Gastonia, N. C., for E. S. Prather.

317 1/2 acres A. A. Barron's Clay Hill place to E. S. Prather, of Gastonia.

2 lots on College avenue, Oakland, to Mrs. McLean, of Gastonia, N. C.

Two lots on College avenue, Oakland, to Dr. I. A. Bigger, of Clover, S. C.

2,200 acres south of Camden, to Capt. John Burdell, of Lugoff, for E. F. Watkins, of Spartanburg, S. C.

145 1/2 acres for Capt. E. A. Crawford, near Guthrieville, to Robt. Wither-spoon.

House and lot in Taylorsville, N. C., for Rev. W. Y. Love.

House and lot in Carosaca, Greenwood County, S. C., for Dr. J. W. Austin, of Rock Hill, S. C.

House and lot for Mrs. Mary T. Hudson, of Shelby, to John W. Epper.

200 acres, part of Dargan's Oak-hurst farm at Guthrieville, S. C., to D. Ed. Durant, of Bishopville, S. C.

1,200 acres, part of W. P. Booker's place, 9 miles north of Columbia, on Monticello Road, to G. A. Guignard, of Columbia, S. C.

102 acres belonging to J. C. Wilborn, of Yorkville, S. C., to Robbins & Wilson, of Rock Hill, S. C., 2 miles southeast of Rock Hill.

47 acres, more or less, for Miss E. J. Roach, of Rock Hill, S. C., to Robbins & Wilson, of the same place, 3 miles southeast of Rock Hill.

J. EDGAR POAG, Broker.
"Cuts the Earth to Suit Your Taste."

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